



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष २, अंक १२]

शनिवार, मार्च १२, २०१६/फाल्गुन २२, शके १९३७

[पृष्ठ ३, किंमत : रुपये ४.००

असाधारण क्रमांक १२

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 8th February 2016.

Notice

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB. 4312/CR-45/2012(16)/(I)/UD-11.— Whereas, the State Government has sanctioned the Development Plans (hereinafter referred to as “ the said Development Plans”) and the Development Control Regulations (hereinafter referred to as “ the said Regulations ”) for the Municipal Corporations in Maharashtra State under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “ the said Act ”) which are in force in the limits of the respective Municipal Corporations ;

And whereas, in furtherance of the Housing Policy of the State which provides for inclusive housing for the Low Income Group (LIG) in private layouts, the Government in Urban Development Department, in exercise of the powers conferred under sub-section (1AA) (c) of section 37 of the said Act, has sanctioned and incorporated a Regulation regarding Inclusive Housing in the Development Control Regulations of the Municipal Corporations having population of one Million or more as per the latest Census (excluding the Municipal Corporation of Greater Mumbai) *vide* Notification of even No. dated 8th November 2013 ;

And whereas, Government in Urban Development Department *vide* Notification of even number dated 3rd September 2015 has sanctioned modification to Regulation for Inclusive Housing in the Development Control Regulations of the Municipal Corporations having population of a Million or above (Excluding Greater Mumbai);

And whereas, various organizations and individuals have represented and requested to amend certain provisions of the Regulation for Inclusive Housing so as to make its implementation smoother and more effective;

(१)

And whereas, the Government is satisfied that in the public interest it is expedient to carry out urgently suitable modifications to the existing Regulation regarding Inclusive Housing which are more specifically described in the Schedule-A appended hereto (hereinafter referred to as “ the proposed modifications ”).

Now, therefore, a notice regarding the proposed modifications, as mentioned in the Schedule-A appended hereto, which the State Government proposes to make, in exercise of the powers conferred by sub-section (1AA) of Section 37 of the said Act; and of all other powers enabling it in this behalf, is hereby published as required by clause (a) of sub-section (1AA) of Section 37, for information of all persons likely to be affected thereby any objections/suggestions in respect of the proposed modifications may be forwarded, before the expiry of one month from the date of publication of this Notice in the *Maharashtra Government Gazette*, to the Joint Director of Town Planning, of the concerned Division, wherein the Municipal Corporations are located, which are more specifically given in the Schedule-B. Any objection or suggestions, which may be received by the Joint Director of Town Planning, of the concerned Division within the said period will be dealt with in accordance with the provisions of the said sub-section (1AA) of Section 37 of the said Act.

Schedule-A

The existing Regulation sanctioned *vide* UDD Notification No. TPB 4312/CR-45/2012(I)/UD-11, dated 8th November 2013 and modified *vide* Notification of even number dated 3rd September 2015 regarding Inclusive Housing in the Development Control Regulations of the Municipal Corporations, having population of one Million or more as per the latest Census (excluding Municipal Corporation of Greater Mumbai) is hereby proposed to be modified further as under :—

(1) The following proviso is proposed to be added in Clause 2 (a) :—

“ and such built up area of EWS/LIG tenements (20 %) shall be over and above the permissible FSI/TDR as per prevailing DCR.

(2) The following two provisos are proposed to be added in Clause 2 (e) :—

“ Provided further that if company/factory establishment proposes to construct staff quarters for their staff on their own land and such construction which are meant to be used only for staff quarters and not for sale of tenements/flats then these provisions shall not be applicable subject to condition that 20% of the built up area of staff quarters shall be of size between 30 to 50 sq. mtr. further, no additional/incentive FSI shall be allowed towards construction of staff quarters. ”

“ Provided further that lands reserved in Development Plan which are being developed under accommodation reservation policy wherein certain percentage of built up area as per provisions of DC Regulations is required to be constructed by land owner/developer and same is required to be handed over to corporation free of cost, in such proposals after handing over the requisite built up area to the planning authority/Appropriate Authority, these provisions shall not be applicable for balance residential development. ”.

(3) The following provisos is proposed to be added as new Clause 2 (f) :—

“ Affordable Housing tenements to be constructed to the extent of 20% of basis zonal FSI only and shall not be required on additional FSI/TDR wherever permissible as per DCR ”.

Schedule-B

Division	District	Name of Municipal Corporation	Name and Address of the Officer Appointed
(1)	(2)	(3)	(4)
Konkan	Thane	(1) Navi Mumbai Municipal Corporation. (2) Thane Municipal Corporation (3) Kalyan-Dombivali Municipal Corporation. (4) Vasai-Virar Municipal Corporation.	Joint Director of Town Planning, Konkan Division Kokan Bhavan, 3rd Floor, CBD Belapur, Navi Mumbai 400 614.
Pune	Pune	(5) Pune Municipal Corporation (6) Pimpri-Chinchwad Municipal Corporation.	Joint Director of Town Planning, Pune Division, S. No. 74/2, Sahakar Nagar, above Bank of Maharashtra, Pune 411 009.
Nashik	Nashik	(7) Nashik Municipal Corporation	Joint Director of Town Planning, Nashik Division, Divisional Revenue Commissioner Office, 1st Floor, Nashik Road, Nashik.
Auranga-Auranga- bad	Auranga- bad	(8) Aurangabad Municipal Corporation.	Joint Director of Town Planning, Aurangabad Division, Griha Nirman Building, 2nd Floor, Near Prince Travel Hotel, Station Road, Aurangabad 431 001.
Nagpur	Nagpur	(9) Nagpur Municipal Corporation	Joint Director of Town Planning, Nagpur Division, Old Sachivalaya Building, Room No. 108/109, 1st Floor, Civil Lines, Nagpur 440 001.

This Notice shall also be available on the Government of Maharashtra website : www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

KISHOR D. GIROLLA,
Under Secretary to Government.